



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

☐ Change of Ownership ☒ Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 605 Prince Street

TAX MAP REFERENCE: 074.02-09-20

ZONE: CD

APPLICANT

Name: Billy Klipstein LLC

Address: 1828 15th Street NW, Washington DC 20009

PROPERTY OWNER

Name: Billy Klipstein LLC

Address: 1828 15th Street NW, Washington DC 20009

SITE USE: Apartment Hotel

Business Name: Current: The Prince Street Inn Proposed (if changing):

☐ **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Change in Ownership**, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

☒ **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Minor Amendment**, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

M. Catharine Puskar, Attorney/Agent

Print Name of Applicant or Agent

2200 Clarendon Blvd, Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State Zip Code

Signature

703-528-4700

703-525-3197

Telephone #

Fax #

cpuskar@thelandlawyers.com

Email address

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

Special Use Permit # _____

The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.

1. Please describe prior special use permit approval for the subject use.

Most recent Special Use Permit # SUP #2018-0110

Date approved: 02 / 23 / 2019
month day year

Name of applicant on most recent special use permit Billy Klipstein LLC

Use Apartment Hotel

2. Describe below the nature of the *existing operation in detail* so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

Please see attached.

Special Use Permit # _____

3. Describe any proposed *changes* to the business from what was represented to the Planning Commission and City Council during the special use permit approval process, including any proposed changes in the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, any noise emitted by the use, etc. (Attach additional sheets if necessary)

Please see attached.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on the right side, suggesting it's resting on a surface. There is no handwriting or other markings on the paper.

605 Prince Street
TM ID #074.02-09-20
Narrative Description

June 6, 2019

The Applicant, Billy Klipstein, LLC, requests a minor amendment to a previously approved Special Use Permit (SUP #2018-0110) for a nine-bedroom apartment hotel at 605 Prince Street in Old Town. The Applicant requests a minor amendment in order to increase the footprint of the existing building to accommodate a required stair for building code compliance.

By way of background, the Property is located on Prince Street between South Washington Street and South St. Asaph Street, in the Old and Historic Alexandria District. According to the City's Real Estate Records, the Property contains approximately 2,019 square feet of site area and the building was built in 1840. SUP #2018-0110 was approved by City Council on February 23, 2019. The applicant is not proposing any amendments to the operation of the proposed apartment hotel.

As the Applicant refined the design of the building and layout of the guest rooms after City Council approval, the Applicant needed to add an egress stair requiring a small addition to the building in order to meet the building code requirements. This proposed addition will also require review by the Board of Architectural Review ("BAR") for demolition and encapsulation, and the Applicant has submitted an application to the BAR. The proposed addition is located on the eastern façade of the building along a narrow alley. Due to the narrow alley and the building's existing footprint, the small proposed addition is not visible from the public right of way.

Per Section 11-511.A.2., the applicable standards for a minor amendment are as follows:

2. Minor amendment. Where an application proposes a change to a city council approved special use permit which constitutes no more than a minimal enlargement or extension, the director may administratively approve the change after determining that: (a) The changes are so insignificant, when the overall use is considered, that they will have little or no zoning impact on the adjacent properties or the neighborhood; (b) The proposal will not change the character of the use or increase its overall intensity [...]

The proposed amendments do not increase the total floor area of the building and are not visible from the public right of way. The amendments are required by Code in order to operate the approved apartment hotel. Finally, the Applicant is not proposing any amendments to the operation of the apartment hotel and intends to maintain the existing character and use of the approved apartment hotel.

Special Use Permit # _____

4. Is the use currently open for business? ☐ Yes ☒ No

If the use is closed, provide the date closed.

_____/_____/_____
month day year

5. Describe any proposed changes to the conditions of the special use permit:

Please see attached.

6. Are the hours of operation proposed to change? ☐ Yes ☒ No

If yes, list the current hours and proposed hours:

Current Hours:

24/7 (Apartment Hotel Use)

Proposed Hours:

24/7 (Apartment Hotel Use)

7. Will the number of employees remain the same? ☒ Yes ☐ No

If no, list the current number of employees and the proposed number.

Current Number of Employees:

Proposed Number of Employees:

8. Will there be any renovations or new equipment for the business? ☒ Yes ☐ No

If yes, describe the type of renovations and/or list any new equipment proposed.

Interior and exterior renovations are required to convert the use from an office to the approved apartment hotel, per code and operational requirements. Please see attached drawings for more information.

9. Are you proposing changes in the sales or service of alcoholic beverages? ☐ Yes ☒ No

If yes, describe proposed changes:

10. **Is off-street parking provided for your employees?** ☐ Yes ☒ No

If yes, how many spaces, and where are they located?

Per SUP #2018-0110, no off street parking for employees is required. Per Conditions #5 and #6, the Applicant shall provide information about alternate forms of transit and shall encourage off-street parking in nearby garages.

11. **Is off-street parking provided for your customers?** _____ Yes ☒ No

If yes, how many spaces, and where are they located?

The parking requirement for this use is 0 spaces, and no off street parking is provided. Per Conditions #5 and #6, the Applicant shall provide information about alternate forms of transit and shall encourage off-street parking in nearby garages.

12. **Is there a proposed increase in the number of seats or patrons served?** ☐ Yes ☒ No

If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current:

Proposed:

13. **Are physical changes to the structure or interior space requested?** ☒ Yes ☐ No

If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

Temporary signage is proposed. Please see attached for drawings. No additional floor area is requested.

14. **Is there a proposed increase in the building area devoted to the business?** ☐ Yes ☒ No

If yes, describe the existing amount of building area and the proposed amount of building area.

Current:

Proposed:

*No increase in floor area, but
an increase in the footprint of the
building

15. **The applicant is the** (check one) ☒ Property owner ☐ Lessee

☐ other, please describe: _____

16. **The applicant is the** (check one) ☒ Current business owner ☐ Prospective business owner

☐ other, please describe: _____

17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (3%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

Benjamin Safran - 50%

Josh Hoffman - 50%

Billy Klipstein LLC
1828 15th Street NW
Washington, DC 20009

May 31, 2019

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent and Authorization to File an Application for a Minor Amendment
605 Prince Street; Tax Map ID: 074-02-09-20 (the "Property")

Dear Mr. Moritz:

Billy Klipstein LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Minor Amendment application for updates to an approved Special Use Permit and any related requests on the Property.

As the owner of the property located at 605 Prince Street, Billy Klipstein LLC hereby consents to the filing of a Minor Amendment application and any related requests on the Property.

Very truly yours,

BILLY KLIPSTEIN LLC

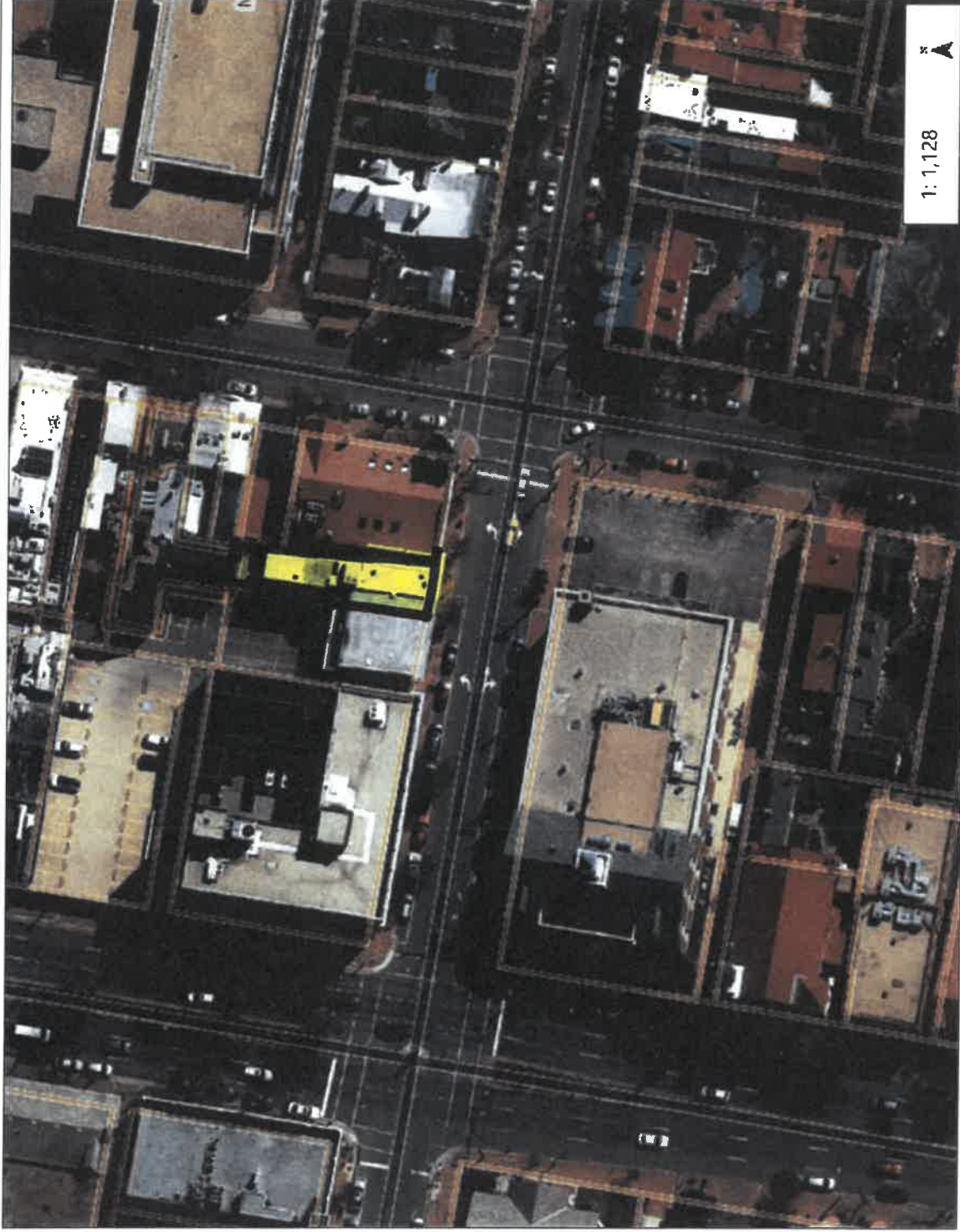
By: 

Its: Managing Member

Date: 6/5/2019



City of Alexandria, Virginia 605 Prince Street



Legend

- Tax Map Index
- Parcels
- Blocks
- Fire Stations
- Addresses
- Metro Stations
- Metro Lines
 - Blue
 - Yellow
 - Yellow Blue
- City Boundary
- Rail Lines
- Parcels
- Buildings
- Surface Water
- Streams
- Parks
- City of Alexandria

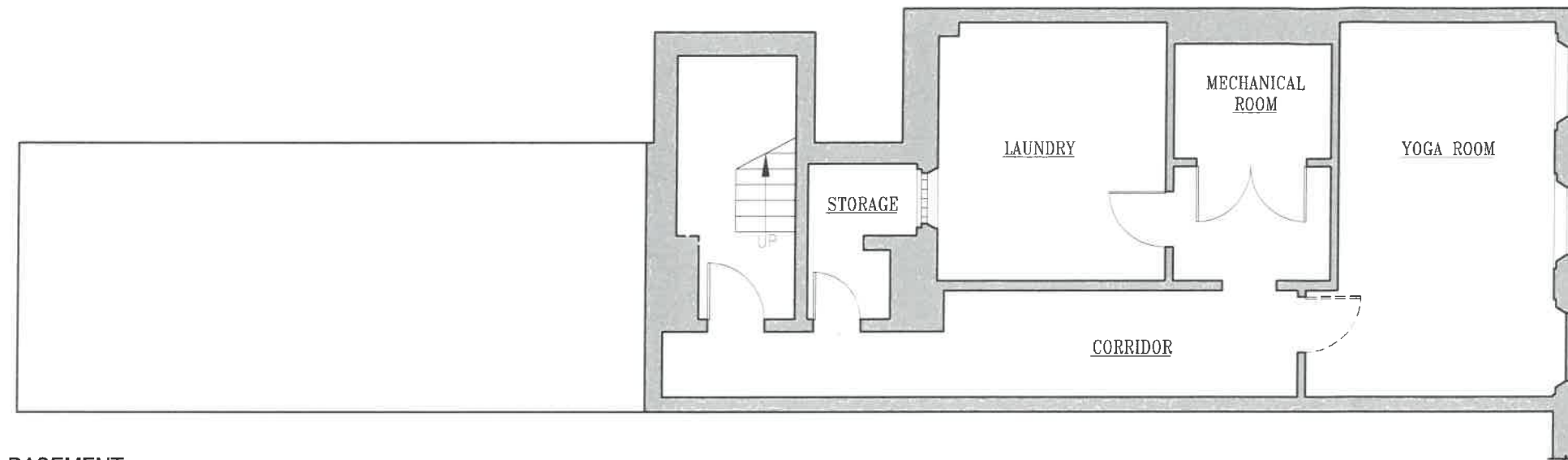
Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

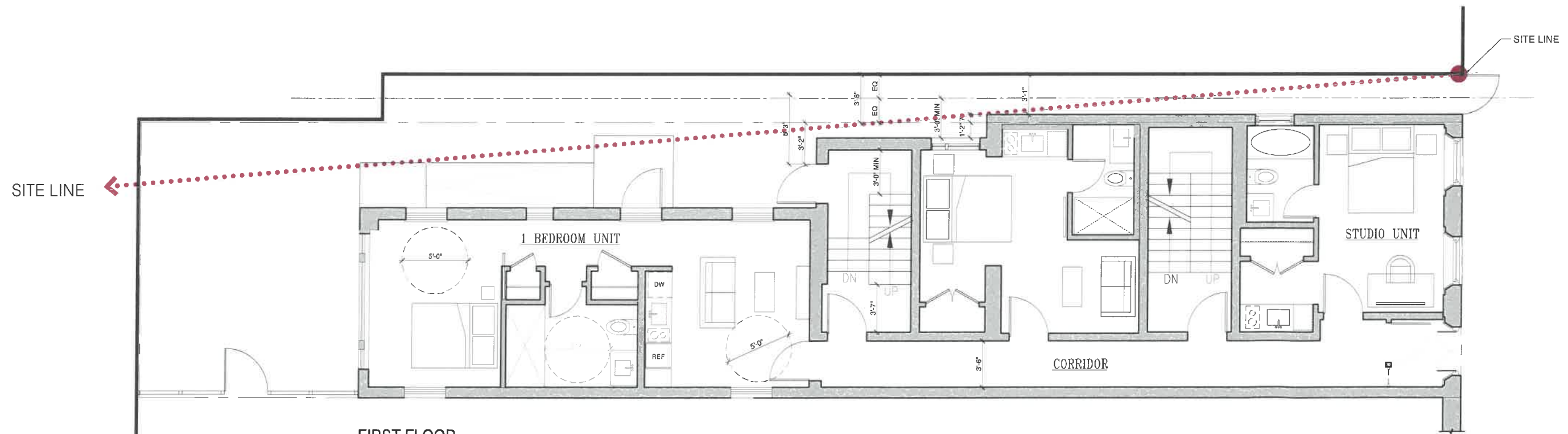
THIS MAP IS NOT TO BE USED FOR NAVIGATION

188.1 0 94.04 188.1 Feet

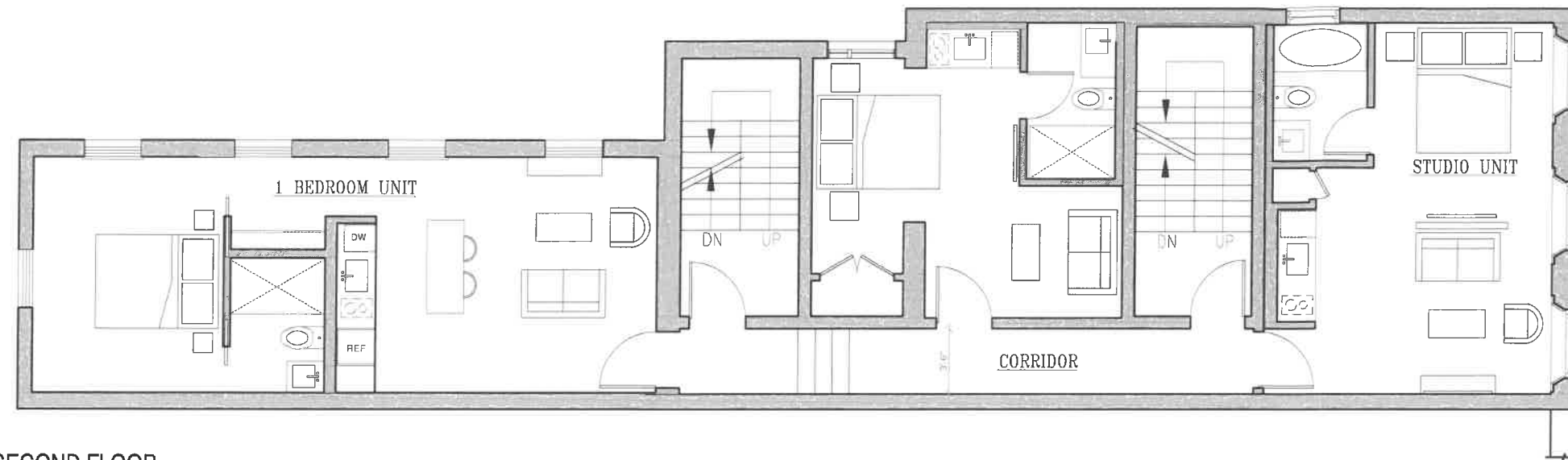
WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Alexandria, VA



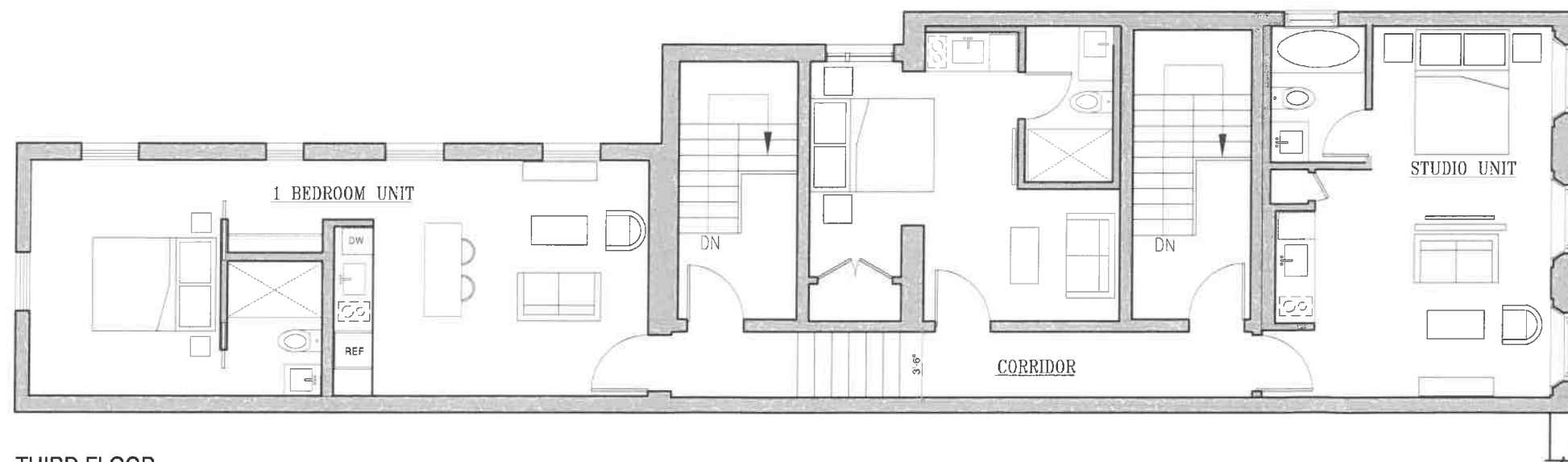
BASEMENT
SCALE: $\frac{1}{8}" = 1'-0"$



FIRST FLOOR
SCALE: $\frac{1}{8}" = 1'-0"$



SECOND FLOOR
SCALE: $\frac{1}{8}" = 1'-0"$



THIRD FLOOR
SCALE: $\frac{1}{8}" = 1'-0"$